

## Imaged Certificate of Notice Page 1 of 3

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Adam Kessler  
Dawn Kessler  
DebtorsCase No. 14-17967-elf  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Keith  
Form ID: pdf900Page 1 of 2  
Total Noticed: 7

Date Rcvd: Jan 22, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 24, 2020.

db/jdb +Adam Kessler, Dawn Kessler, 1752 Lafayette Drive, Jamison, PA 18929-1673  
 cr Fay Servicing, LLC, PO Box 814609, Dallas, TX 75381-4609  
 cr +WELLS FARGO BANK NA, 1 HOME CAMPUS, MAC# X2303-01A, DES MOINES, IA 50328-0001  
 cr +WELLS FARGO BANK, NA, MAC X23023-01A, 1 HOME CAMPUS, DES MOINES, IA 50328-0001  
 cr +Wells Fargo Bank, N.A., 1 Home Campus, MAC X2303-01A, Des Moines, IA 50328-0001  
 cr Wilmington Trust, National Association, c/o MICHAEL J. SHAVEL,  
 777 Township Line Road, Suite 250, Yardley, PA 19067-5565  
 cr +Wilmington Trust, National Association, not in its, Fay Servicing, LLC,  
 3000 Kellway Dr. Ste 150, Carrollton, TX 75006-3357

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*  
 cr AmeriCredit Financial Services, Inc. dba GM Financ  
 cr\* +WELLS FARGO BANK, N.A., 1 HOME CAMPUS, MAC X2303-01A, DES MOINES, IA 50328-0001  
 TOTALS: 1, \* 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 24, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 22, 2020 at the address(es) listed below:

JILL MANUEL-COUGHLIN on behalf of Defendant WELLS FARGO BANK, N.A. jill@pkallc.com,  
 chris.amann@pkallc.com/nick.bracey@pkallc.com/samantha.gonzalez@pkallc.com/harry.reese@pkallc.com  
 ;mary.raynor-paul@pkallc.com/sarah.mccaffery@powerskirk.com  
 JILL MANUEL-COUGHLIN on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkallc.com,  
 chris.amann@pkallc.com/nick.bracey@pkallc.com/samantha.gonzalez@pkallc.com/harry.reese@pkallc.com  
 ;mary.raynor-paul@pkallc.com/sarah.mccaffery@powerskirk.com  
 KARINA VELTER on behalf of Creditor Wilmington Trust, National Association  
 amps@manleydeas.com  
 KARINA VELTER on behalf of Creditor Wilmington Trust, National Association, not in its  
 individual capacity, but solely as trustee for MFRA Trust 2016-1 amps@manleydeas.com  
 KEVIN G. MCDONALD on behalf of Creditor Wilmington Trust, National Association, not in its  
 individual capacity, but solely as trustee for MFRA Trust 2016-1 bkgroup@kmlawgroup.com  
 LEROY W. ETHERIDGE, JR. on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com,  
 philaecf@gmail.com  
 MICHAEL J. SHAVEL on behalf of Creditor Wilmington Trust, National Association  
 mshavel@hillwallack.com, jrydzewski@HillWallack.com/skenny@hillwallack.com  
 MICHAEL J. SHAVEL on behalf of Creditor Wilmington Trust, National Association, not in its  
 individual capacity, but solely as trustee for MFRA Trust 2016-1 mshavel@hillwallack.com,  
 jrydzewski@HillWallack.com/skenny@hillwallack.com  
 MICHAEL P. KELLY on behalf of Joint Debtor Dawn Kessler mpkpc@aol.com,  
 r47593@notify.bestcase.com  
 MICHAEL P. KELLY on behalf of Debtor Adam Kessler mpkpc@aol.com, r47593@notify.bestcase.com  
 STANTON M. LACKS on behalf of Plaintiff Dawn Kessler blackslaw@comcast.net,  
 lackssr67746@notify.bestcase.com  
 STANTON M. LACKS on behalf of Joint Debtor Dawn Kessler blackslaw@comcast.net,  
 lackssr67746@notify.bestcase.com  
 STANTON M. LACKS on behalf of Debtor Adam Kessler blackslaw@comcast.net,  
 lackssr67746@notify.bestcase.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com,  
 philaecf@gmail.com

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Page 2 of 2  
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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system (continued)

WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 16

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
(PHILADELPHIA)

IN RE:

**Adam Kessler & Dawn Kessler**  
Debtors

CHAPTER 13

CASE NO.: 14-17967-elf

**ORDER FOR RELIEF**

AND NOW, this 21st day of January, 2020, upon Certification of Default filed by **Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2016-1** ("Movant"), pursuant to its prior Stipulation with the Debtors, it is hereby

**ORDERED** that the automatic stay under 11 U.S.C. § 362(a) is **MODIFIED** with respect to premises, **1752 Lafayette Drive, Jamison, Pennsylvania 18929**, as more fully set forth in the legal description attached to said mortgage, to allow the Movant to foreclose on its mortgage or take any legal or consensual action enforcement of its right to possession of, or title to, said premises (such actions may include but are not limited to the signing of a deed in lieu of foreclosure or entering into a loan modification agreement) and to allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises; and it is further;

**ORDERED** that Rule 4001(a)(3) is not applicable and **Movant** may immediately enforce and implement this Order granting Relief from the Automatic Stay.



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**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**